

THE TOWN OF HILTON HEAD ISLAND

REGULAR TOWN COUNCIL MEETING

Date: Tuesday, July 3, 2012

Time: 4:00 P.M.

Present from Town Council: Drew A. Laughlin, *Mayor*; Ken Heitzke, *Mayor Pro-Tem*; George Williams, Lee Edwards, Bill Ferguson, Kim Likins, *Council Members*.

Absent from Town Council: Bill Harkins, *Council Member*

Present from Town Staff: Steve Riley, *Town Manager*; Greg DeLoach, *Assistant Town Manager*; Scott Liggett, *Director of Public Projects and Facilities/Chief Engineer*; Lavarn Lucas, *Fire Chief*; Tom Fultz, *Director of Administrative Services*; Susan Simmons, *Director of Finance*; Brian Hulbert, *Staff Attorney*; Jill Foster, *Deputy Director of Community Development*; Teri Lewis, *LMO Official*; Anne Cyran, *Senior Planner*; Shawn Colin, *Comprehensive Planning Manager*; Heather Colin, *Development Review Administrator*; Vicki Pfannenschmidt, *Executive Assistant*

Present from Media: Tom Barton

1) CALL TO ORDER

Mayor Laughlin called the meeting to order at 4:00 p.m.

2) PLEDGE TO THE FLAG

3) INVOCATION

4) FOIA COMPLIANCE – Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

5) Proclamations and Commendations

6) Approval of Minutes

a. Town Council Special Meeting Budget Workshop– June 12, 2012

Mr. Heitzke moved to approve. Mr. Williams seconded. The minutes of the June 12, 2012 Town Council Special Meeting Budget Workshop were approved by a vote of 6-0.

b. Town Council Meeting – June 19, 2012

Mr. Heitzke moved to approve. Mrs. Likins seconded. The minutes of the June 19, 2012 Town Council meeting were approved by a vote of 5-0-1. Mr. Williams abstained as he was not present at the June 19, 2012 meeting.

7) Report of the Town Manager

a. Semi-Annual Report of the Design Review Board – Todd Theodore, Chairman

Chairman Theodore presented an activity report for the first six months of 2012.

b. Economic Analysis/Financial Feasibility Report – Coligny District – Shawn Colin

Shawn Colin introduced Mr. David Brandes of Genesis Consulting Group to review the report. Mr. Brandes explained the phases of the study and reviewed concept master plans with various options. After questions from Town Council concerning the scenarios, Mr. Brandes explained they can be remodeled to include or omit certain items. He also explained that if Town Council chooses to go forward, further definition of the plan will take place resulting in more exact numbers. Mr. Riley stated this was an overview of the study and decisions will be made at a later date.

c. Town Managers Items of Interest

Mr. Riley reported on some items of interest.

d. June, 2012 Policy Agenda, Management Targets and CIP Updates

Mr. Riley stated he would be happy to answer any questions concerning the updates.

e. FY 2012 Financial Statements through May 31, 2012

Mr. Riley referred to the financial statements included in the packet stating Susan Simmons was available to answer questions.

8) Reports from Members of Council

a. General Reports from Council

No report.

b. Report of the Intergovernmental Relations Committee – George Williams, Chairman

No report.

c. Report of the Personnel Committee – Lee Edwards, Chairman

No report.

d. Report of the Planning & Development Standards Committee –Bill Ferguson, Chairman

No report.

e. Report of the Public Facilities Committee – Kim Likins, Chairman

Mrs. Likins reported the Committee had met earlier in the day and Mr. Randy Dolyniuk presented an overview of the Mitchelville Project. She added the Committee was bringing forward a recommendation for the SHARE Center to relocate to the newly obtained Beaufort County Sheriff's Office building at today's meeting.

f. Report of the Public Safety Committee – Bill Harkins, Chairman

No report.

g. Report of the LMO Rewrite Committee – Kim Likins, Ex-Officio Member

Mrs. Likins stated the Committee continues to work through reviewing the recommendations provided by the Consultants.

h. Report of the Economic Development Committee – Bill Harkins, Town Council Liaison

9) Appearance by Citizens

Mr. Joe Bradley, Mr. Don Schwarz, and Mr. Bob Gentzler spoke concerning the Hilton Head Island Airport.

10) Unfinished Business

a. Second Reading of Proposed Ordinance 2012-08

Second Reading of Proposed Ordinance 2012-08 to amend Title 16, the Land Management Ordinance, of the *Municipal Code of the Town Of Hilton Head Island, South Carolina*, by amending Section 16-4-102, the Official Zoning Map, specifically amending Tax Map 12, Parcels 19 and 347A and Tax Map 15 Parcel 2 to Planned Development Mixed Use District with specific use and density standards under the Palmetto Dunes Resort Master Plan (PD-1); and providing for severability and an effective date.

Mr. Heitzke moved to approve. Mrs. Likins seconded. The motion was approved by a vote of 6-0.

b. Second Reading of Proposed Ordinance 2012-17

Second Reading of Proposed Ordinance 2012-17 to amend Title 16 of the *Municipal Code of the Town of Hilton Head Island, South Carolina*, the Land Management Ordinance, Chapter 3, Article XVII and Chapter 4, Article XIII. these amendments, commonly referred to as the *LMO Telecommunications Amendments*, as noticed in the Island Packet on April 8, 2012, include changes that provide for an addition to Chapter 3, Article XVII, Planned Unit Development (PUD) review and revisions to Chapter 4, Article XIII, Specific Use Standards; and providing for severability and an effective date.

Mr. Heitzke moved to approve. Mr. Williams seconded. Mr. Jim Collett spoke in support of the amendments. The motion was approved by a vote of 6-0.

c. Second Reading of Proposed Ordinance 2012-18

Second Reading of Proposed Ordinance 2012-18 to amend Title 16, "The Land Management Ordinance," of the *Municipal Code of the Town of Hilton Head Island, South Carolina*, by amending Section 16-4-102, the Official Zoning Map with respect to those certain parcels identified as Parcels 154, 11I and 162 on Beaufort County Tax Map 8, from IL (Light Industrial) to the CC (Commercial Center) Zoning District; and providing for severability and an effective date.

Mr. Heitzke moved to approve. Mrs. Likins seconded. The motion was approved by a vote of 6-0.

d. Second Reading of Proposed Ordinance 2012-16

Second Reading of Proposed Ordinance 2012-16 to provide for the adoption of updates to the Population, Housing, And Community Facilities elements of "The Town of Hilton Head Island Comprehensive Plan"; and to provide for severability and an effective date.

Mr. Heitzke moved to approve. Mr. Williams seconded. The motion was approved by a vote of 6-0.

11) New Business

a. Consideration of a Recommendation – SHARE Center

Consideration of a Recommendation that the Town Council of the Town of Hilton Head Island, South Carolina approve partial use of the building located at 58 Shelter Cove Lane (otherwise known as the Lifespan Building) for the SHARE Center.

Mr. Heitzke moved to approve. Mrs. Likins seconded. The motion was approved by a vote of 6-0.

b. First Reading of Proposed Ordinance 2012-20

First Reading of Proposed Ordinance 2012-20 ratifying the execution of a lease with Seaside Family Chiropractic, LLC for property owned by the Town Of Hilton Head Island, South Carolina, pursuant to the authority of S.C. Code Ann. Sec. 5-7-40 (Supp. 2006), and Sec. 2-7-20, *Code Of The Town Of Hilton Head Island, South Carolina*, (1983); and providing for severability and an effective date.

Mr. Heitzke moved to approve. Mr. Williams seconded. The motion was approved by a vote of 6-0.

12) Executive Session

Mr. Riley stated he needed an executive session for contractual matters related to land acquisition, including a request to acquire Town-owned land and legal matters pertaining to a contract.

At 5:15 p.m. Mr. Heitzke moved to go into Executive Session for the reasons stated by the Town Manager. Mrs. Likins seconded. The motion was approved by a vote of 6-0.

Mayor Laughlin called the meeting back to order at 5:33 p.m.

11) c. Consideration of a Resolution – Land Purchase in Stoney Area

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina, authorizing the execution and delivery of an agreement to purchase a tract of land in the Stoney area of Hilton Head Island.

Mr. Ferguson moved that the Mayor and Town Manager be authorized to execute and deliver the contract for the purchase of approximately 1.69 acres on U. S. Highway 278 on Hilton Head Island from Atlantic Community Bank, and that the Mayor and the Town Manager be authorized to take such other and further actions as may e necessary to close the transaction described in the contract. Mrs. Likins seconded. The motion was approved by a vote of 6-0.

13) Adjournment

Mr. Williams moved to adjourn. Mr. Heitzke seconded. The meeting was adjourned at 5:34 p.m.

Victoria L. Pfannenschmidt
Executive Assistant

Approved: 8/7/2012

Drew A. Laughlin, Mayor